

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 12, 2014**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	Vice - Chairman
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Also in attendance at this meeting were several other individuals.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the March 10, 2014 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

ACTIVE PLANS/PLANNING MODULES FOR REVIEW & RECOMMENDATION TO BOARD

There are none for this month.

PLANS ON HOLD WITH LCPD

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

There is nothing new to report as far as the review and/or comments for this plan.

RECEIVING NEW PLANS

There are no new plans to present tonight.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Ord 2-2014 – Misc Updates on Various Ordinances

Mgr Grumbine confirmed with the members that they had received the draft of Ordinance 2-2014 prior to the meeting in order to review. Everyone indicated they had. Earl Roberts questioned if the public could receive a copy of the draft to review. Mgr Grumbine provided the 3 members of the public a copy to review.

The first revision that was discussed was in Chapter 27; Part 14 which discusses the number of parking spaces required for employee parking. The requirement is being revised to 1 space per employee on the largest shift.

Mgr Grumbine reminded the Commission that they had made this recommendation during a previous review of the Godshall's plan. After some conversation the Commission voiced their agreement with this revision.

Mr. Roberts had some questions pertaining to the Agricultural portion of the Ordinance. Mgr Grumbine explained that Sol Wolf had researched the State guidelines to revise our Ag ordinances. Several years ago the Twp had a Committee that met to recommend what the Twp needed to adopt in reference to the Intensive Animal Husbandry areas as well as Non-Intensive Animal Husbandry. Mr. Roberts questioned the portion of the Twp Ordinance that discusses farm properties being transferred to family members. He questioned if that portion of the Ordinance is being changed. Mgr Grumbine said that portion is being removed from the Ordinance. Also the definition of Intensive/ Non-Intensive Animal Husbandry are now repealed and now CAO and CAFO are defined. The State laws outline most of the regulations within the Nutrient Management Plans and the Odor Abatement Control Plans. This Ord proposes repealing some of the requirements that the Twp has in the current ordinance which are now superseded by State laws. Mgr Grumbine explained some of the revisions to Mr. Roberts and told him he could review the proposed changes with the existing Ordinances which are available online on the Twp website. During the Supervisors' meeting on Monday 5/19/14 the revisions will be discussed by Sol Wolf during the scheduled Public Hearing for Ord 2-2014.

Chapter 27 – Zoning; Part 8 pertains to Commercial districts as well as Industrial districts and permitted uses. Self-service storage facilities are being proposed as an additional use for these districts. Mgr Grumbine asked the Commission if they have any questions or comments that they would like to recommend to the Supervisors.

Mgr Grumbine started the conversation by asking about 11- Design standards; Letter c- Materials. After reading through all the prohibited materials for building the facility, Member Smeltzer stated he was a little confused. Other than the unfaced concrete block he does not understand why the other materials listed would be prohibited. Almost all the materials outlined are the materials that most of these types of units are constructed with, especially prefabricated metal sheets.

Member Allwein stated he has no problem with unfaced concrete blocks and painted masonry remaining in the language as prohibited materials. However he feels pre-cast concrete panels and pre-fabricated metal sheets should be acceptable.

Member George questioned what an exact definition of "high-quality material" would be. Another suggestion is to require approval for the exterior construction being obtained from the Board. Mgr Grumbine agreed saying something of this nature would probably require a Land Development Plan submission and approvals could be gotten during the process of plan approvals. After some discussion the Commission members were in agreement to suggest the language reads as follows:

"c. Materials. Self-service storage facility buildings shall be surfaced in high-quality materials that must be submitted to the Board of Supervisors for approval."

Member Allwein said he has no objection to number 9 but is curious where the hours of 7am to 10pm came from. When considering the various uses for storage facilities he felt some people might need access prior to 7:00am. Mgr Grumbine stated the construction activity hours for the Twp are 6:00am to 10:00pm.

Chp Martin asked her fellow Commission members if they had any other comments to which there were none. She stated the Commission is in agreement with the proposed Ord 2-2014 with the recommended change discussed this evening regarding materials.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary